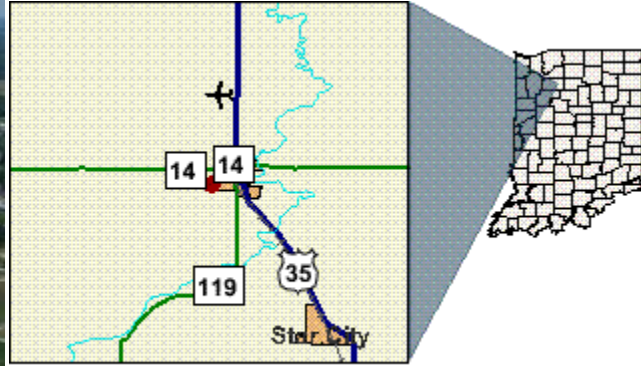




# Winamac Industrial Park

100 W & 60 S Winamac, IN 46996



## Location

<b>Street Address</b>	100 W & 60 S
<b>City</b>	Winamac
<b>County</b>	Pulaski
<b>Township</b>	Monroe
<b>State</b>	IN
<b>Zip Code</b>	46996
<b>Type</b>	Site Only

## Site Details

### Site

<b>Minimum Acres Available</b>	1
<b>Maximum Acres Available</b>	40
<b>Within city/town limits</b>	No
<b>Located in Industrial Park</b>	Yes
<b>Name of Industrial Park</b>	Winamac Industrial Park
<b>ALTA Land Survey</b>	Yes
<b>Date of Survey</b>	12/08/2006
<b>Phase I Environmental Report</b>	Yes
<b>Date of Report</b>	04/27/2007
<b>Geotechnical Report</b>	Yes
<b>Date of Report</b>	08/10/2007
<b>Flood Plain</b>	No
<b>Flood Plain Map Number</b>	1804820002A

### Sale/Leasing

<b>Ownership</b>	Public
<b>Divisible/Subdivisible</b>	Yes
<b>For Sale</b>	Yes
<b>For Lease</b>	No

### Jurisdiction

<b>Zoning/Planning Authority</b>	Town of Winamac
<b>Zoning Code/Description</b>	Industrial
<b>Economic Revitalization Area</b>	No
<b>Tax Increment Financing Area (TIF)</b>	No
<b>Enterprise Zone</b>	No
<b>Brownfield Redevelopment Site</b>	No
<b>Airport Development Zone</b>	No
<b>Foreign Trade Zone or Sub-Zone</b>	No
<b>Within One of Indiana's Ports</b>	No

### Transportation

<b>Interstate Route Number</b>	I-65
<b>Distance to Nearest Interstate (Miles)</b>	37
<b>Federal/State Highway Number</b>	SR14
<b>Distance to Nearest Federal or State Highway (Miles)</b>	0.1
<b>Traffic Count</b>	4,810
<b>Name of Commercial/International Airport</b>	South Bend Regional
<b>Distance to Commercial Airport (Miles)</b>	60
<b>Name of General Aviation Airport</b>	Arens Field
<b>Distance to General Aviation Airport (Miles)</b>	3
<b>Largest General Aviation Airport Runway</b>	4,800
<b>Distance to Railroad (Miles)</b>	16
<b>Rail Access On Site</b>	No
<b>Rail Service Provider</b>	CSX
<b>Name of Port</b>	Burns Harbor
<b>Distance to Nearest Port (Miles)</b>	60
<b>Name and Location of Terminal</b>	Burns Harbor
<b>Distance to nearest Container Terminal (Miles)</b>	60

### Owner

<b>Owner Name</b>	Pulaski Co Board of Commissioners
<b>Owner Company</b>	Pulaski Co Government
<b>Owner Address</b>	PO Box 315
<b>Owner City</b>	Winamac
<b>Owner State</b>	IN
<b>Owner Zip Code</b>	46996
<b>Owner Phone</b>	574-946-3869
<b>Owner Fax</b>	574-946-3852
<b>Owner E-Mail</b>	ddolezal@pulaskionline.org

## Utility

## Owner Web Site

www.pulaskionline.org

<b>Electric Power Provider</b>	Winamac Electric Utility
<b>Electric Service at Property</b>	Yes
<b>Typical Voltage Available</b>	72
<b>Maximum Voltage Available</b>	72
<b>Phases Available</b>	3
<b>Natural Gas Service Provider</b>	NIPSCO
<b>Natural Gas Service at Property</b>	Yes
<b>Natural Gas Main Size (Inches)</b>	8
<b>Natural Gas Main Pressure (PSI)</b>	50
<b>Water Provider</b>	Winamac Water Utility
<b>Water Service at Property</b>	Yes
<b>Water Main Size (Inches)</b>	10
<b>Building Water Service Lateral Size</b>	65
<b>Sanitary Sewer Service Provider</b>	Winamac Wastewater Utility
<b>Sanitary Sewer Service at Site</b>	Yes
<b>Sewer Main Size (Inches)</b>	8
<b>Waste Water Treatment Plant Available Capacity</b>	84,000
<b>Telecommunications Service Provider</b>	Embarq
<b>Telecommunications at Property</b>	Yes
<b>Internet Service Provider</b>	Embarq & Pulaski/White Rural Telephone Coop
<b>Internet Service at Property</b>	Yes
<b>Type of Service Available</b>	DSL, Cable, Wireless, Fiber

## Contact Information

### Dan Dolezal

<b>Company</b>	Pulaski County Government
<b>Address</b>	P.O. Box 315
<b>City</b>	Winamac
<b>State</b>	IN
<b>Zipcode</b>	46996
<b>Phone</b>	574-946-3869
<b>Fax</b>	574-946-3852
<b>Email</b>	<a href="mailto:ddolezal@pulaskionline.org">ddolezal@pulaskionline.org</a>
<b>Webpage</b>	<a href="http://www.pulaskionline.org">www.pulaskionline.org</a>
<b>Cell Phone</b>	574-242-1649

Indiana Economic Development Corporation

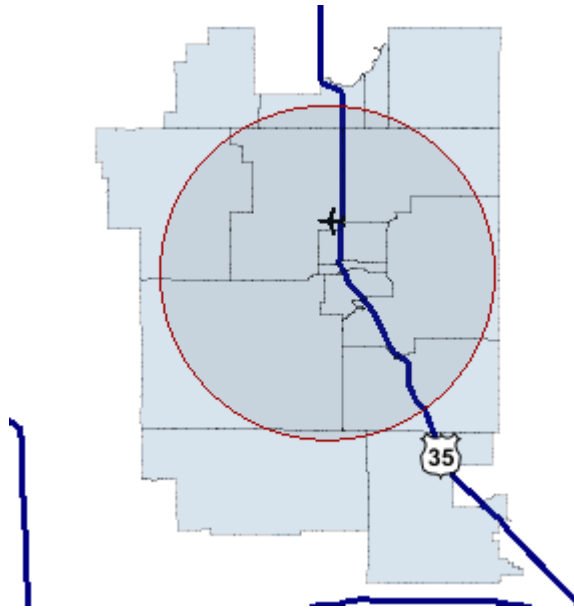
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# Winamac Industrial Park

100 W & 60 S Winamac, IN 46996

## 10 Mile Demographic Radius Report

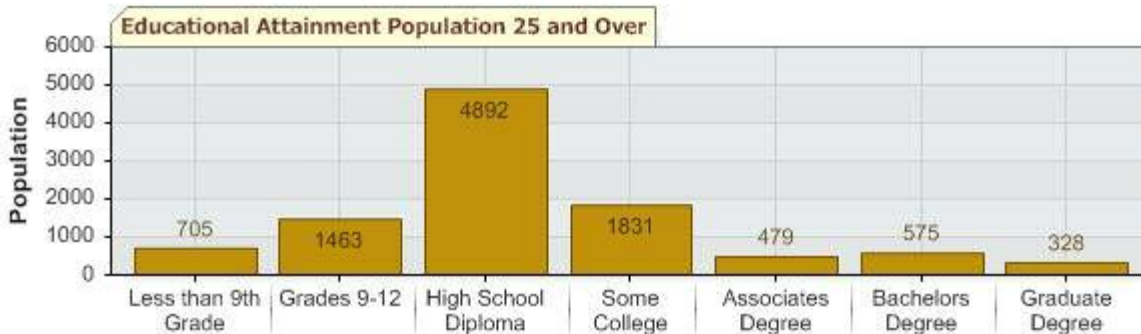


### Population

	Number	%
<b>Total Estimated Population</b>	15,488	100%
<b>Population in the Labor Force</b>	7,582	49.0%
<b>Population by working age 20-64</b>	9,072	58.6%

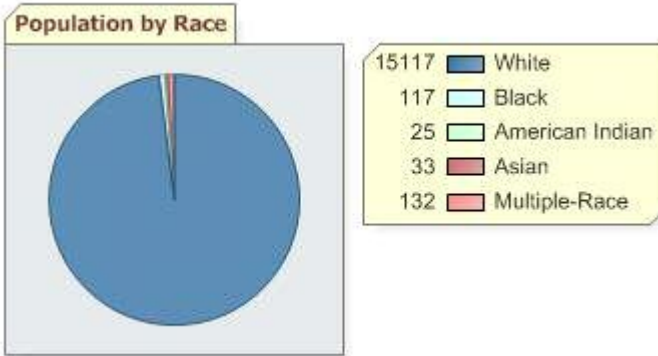
### Educational Attainment

	Number	%
<b>Total Adult Population (25 +)</b>	10,273	100%
<b>Less than Grade 9</b>	705	6.9%
<b>Grades 9-12, no diploma</b>	1,463	14.2%
<b>High School Graduate</b>	4,892	47.6%
<b>Some College, No Degree</b>	1,831	17.8%
<b>Associates Degree</b>	479	4.7%
<b>Bachelors Degree</b>	575	5.6%
<b>Graduate Degree</b>	328	3.2%



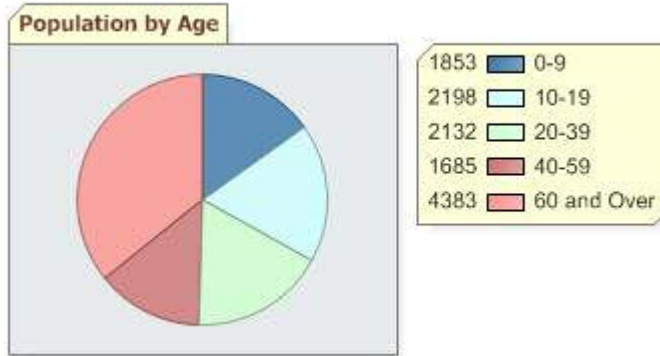
## Population by Race

	Number	%
<b>Total Population (all ages)</b>	15,488	100%
<b>White</b>	15,117	97.6%
<b>Black</b>	117	0.8%
<b>American Indian</b>	25	0.2%
<b>Asian</b>	33	0.2%
<b>Multiple-Race</b>	132	0.9%
<b>Ethnicity:</b>		
<b>Hispanic</b>	211	1.4%



## Population by Age

	Number	%
<b>Total Population</b>	15,488	100%
<b>0 to 9</b>	1,853	12.0%
<b>10 to 19</b>	2,198	14.2%
<b>20 to 29</b>	2,132	13.8%
<b>30 to 39</b>	1,685	10.9%
<b>40 to 59</b>	4,383	28.3%
<b>60+</b>	3,237	20.9%

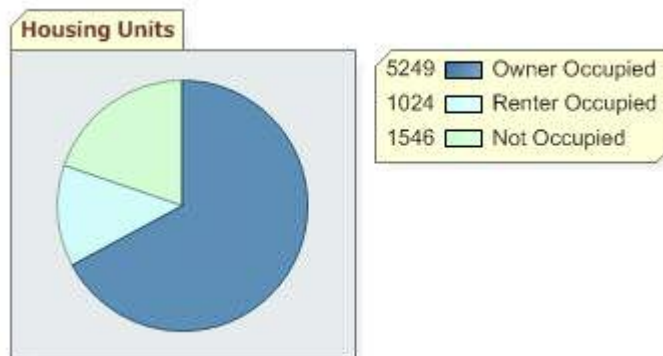


## Household Income

	Number	%
<b>Total Households</b>	6,273	100%
<b>Less than \$30,000</b>	2,039	32.5%
<b>\$30,000 to \$49,000</b>	1,598	25.5%
<b>\$50,000 to \$100,000</b>	1,968	31.4%
<b>\$100,000 or more</b>	668	10.6%

## Housing

	Number	%
<b>Total Housing Units</b>	7,819	100%
<b>Occupied by Owner</b>	5,249	67.1%
<b>Renter Occupied</b>	1,024	13.1%



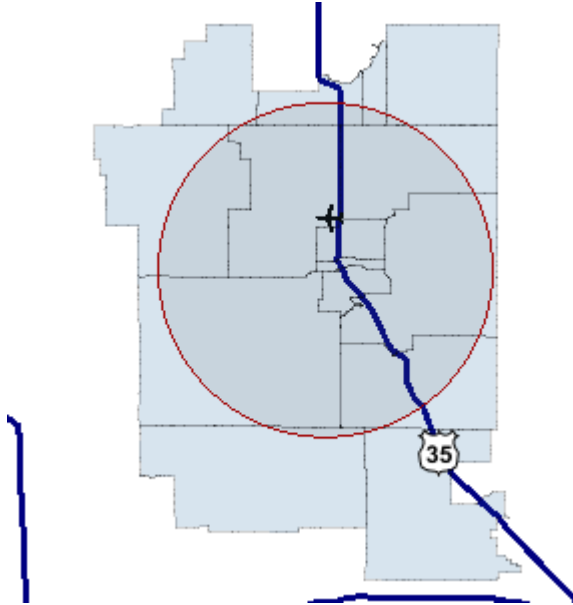
Source: Applied Geographic Solutions



# Winamac Industrial Park

100 W & 60 S Winamac, IN 46996

## 10 Mile Workforce Radius Report



### Business Establishments and Labor Supply

	Number
<b>Business Establishments</b>	506
<b>Jobs</b>	3,754

### Establishments by Range of Employees

	Number	% Dist.
<b>1 to 20</b>	471	93.1%
<b>20 to 50</b>	24	4.7%
<b>50 to 99</b>	6	1.2%
<b>100 to 249</b>	4	0.8%
<b>250 to 499</b>	1	0.2%
<b>500+</b>	0	0

### Occupations

	Number	% Dist.
<b>Executive, Managers, and Administrators</b>	358	9.5%
<b>Professional Specialty Occupations</b>	640	17.0%
<b>Sales Professionals</b>	64	1.7%
<b>Technologies and Technicians</b>	118	3.1%
<b>Sales Workers and Clerks</b>	278	7.4%
<b>Administrative Support Workers</b>	647	17.2%
<b>Technical, Sales, and Administrative: Field Occupations</b>	12	0.3%
<b>Private Household Service</b>	3	0.1%
<b>Protective Services</b>	59	1.6%
<b>Other Services: Site Based</b>	524	14.0%
<b>Other Services: Field Based</b>	34	0.9%
<b>Farming, Forestry, and Fishing</b>	81	2.2%

Precision, Craft, and Repair: Site Based	433	11.5%
Construction, Repair, and Mining: Field Based	103	2.7%
Machine Operators, Assemblers, and Inspectors	129	3.4%
Transportation and Materials Moving Workers	128	3.4%
Handlers, Helpers and Laborers	109	2.9%

### Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
<b>Total</b>	506	100%	3,754	100%
<b>Agriculture, Forestry and Fishing</b>	4	0.8%	8	0.2%
<b>Agricultural Services</b>	8	1.6%	17	0.5%
<b>Coal and Ore Mining</b>	1	0.2%	2	0.1%
<b>Oil and Gas</b>	0	0	0	0
<b>General Construction</b>	11	2.2%	32	0.9%
<b>Heavy Construction</b>	23	4.5%	46	1.2%
<b>Food Manufacturing</b>	1	0.2%	1	0.0%
<b>Tobacco Manufacturing</b>	0	0	0	0
<b>Textile Mills</b>	0	0	0	0
<b>Apparel and Textile Manufacturing</b>	0	0	0	0
<b>Lumber and Wood Production</b>	0	0	0	0
<b>Furniture Manufacturing</b>	0	0	0	0
<b>Paper Manufacturing</b>	1	0.2%	20	0.5%
<b>Printing and Publishing</b>	5	1.0%	17	0.5%

### Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
<b>Chemicals</b>	0	0	0	0
<b>Petroleum Refining</b>	1	0.2%	2	0.1%
<b>Rubber and Plastics</b>	0	0	0	0
<b>Leather Manufacturing</b>	0	0	0	0
<b>Stone, Glass, and Concrete</b>	0	0	0	0
<b>Metals Fabrication</b>	6	1.2%	261	7.0%
<b>Machinery and Equipment Manufacturing</b>	8	1.6%	407	10.8%
<b>Transportation</b>	23	4.5%	128	3.4%
<b>Travel Services</b>	0	0	0	0
<b>Transport Services</b>	1	0.2%	1	0.0%
<b>Communications</b>	5	1.0%	9	0.2%
<b>Utilities</b>	2	0.4%	2	0.1%
<b>Durables Wholesale</b>	17	3.4%	127	3.4%
<b>Non Durables Wholesale</b>	12	2.4%	86	2.3%
<b>Building Materials, Hardware and Garden</b>	8	1.6%	41	1.1%
<b>General Merchandise Stores</b>	6	1.2%	20	0.5%
<b>Food Markets</b>	6	1.2%	68	1.8%
<b>Convenience Stores</b>	1	0.2%	6	0.2%
<b>Other Food Stores</b>	4	0.8%	5	0.1%
<b>Auto Dealers and Gas Stations</b>	24	4.7%	178	4.7%
<b>Clothing Stores</b>	0	0	0	0
<b>Furniture Stores</b>	2	0.4%	29	0.8%
<b>Home Furnishings</b>	3	0.6%	12	0.3%
<b>Electronics and Computer Stores</b>	1	0.2%	1	0.0%
<b>Music Stores</b>	2	0.4%	6	0.2%
<b>Restaurants</b>	13	2.6%	87	2.3%
<b>Other Food Service</b>	4	0.8%	30	0.8%
<b>Bars</b>	3	0.6%	13	0.3%
<b>Drug Stores</b>	1	0.2%	15	0.4%
<b>Liquor Stores</b>	2	0.4%	6	0.2%
<b>Specialty Stores</b>	19	3.8%	44	1.2%
<b>Catalog and Direct Sales</b>	0	0	0	0

<b>Banks and Financial Institutions</b>	7	1.4%	72	1.9%
<b>Insurance Carriers</b>	2	0.4%	2	0.1%
<b>Insurance Agents and Brokers</b>	7	1.4%	23	0.6%
<b>Real Estate</b>	14	2.8%	82	2.2%

### Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
<b>Hotels and Lodging</b>	6	1.2%	20	0.5%
<b>Dry Cleaning and Laundry</b>	2	0.4%	4	0.1%
<b>Beauty and Barber Shops</b>	10	2.0%	25	0.7%
<b>Other Personal Service</b>	5	1.0%	10	0.3%
<b>Advertising</b>	0	0	0	0
<b>Computer Services</b>	3	0.6%	42	1.1%
<b>Other Business Services</b>	9	1.8%	17	0.5%
<b>Auto Repair/Services</b>	19	3.8%	46	1.2%
<b>Miscellaneous Repair Services</b>	11	2.2%	46	1.2%
<b>Motion Pictures</b>	5	1.0%	9	0.2%
<b>Entertainment and Recreation Services</b>	11	2.2%	43	1.1%
<b>Health and Medical Services</b>	32	6.3%	127	3.4%
<b>Hospitals</b>	6	1.2%	358	9.5%
<b>Legal Services</b>	10	2.0%	25	0.7%
<b>Primary and Secondary Education</b>	8	1.6%	381	10.1%
<b>Colleges and Universities</b>	0	0	0	0
<b>Social Services</b>	10	2.0%	271	7.2%
<b>Child Care Services</b>	0	0	0	0
<b>Museums and Zoos</b>	1	0.2%	1	0.0%
<b>Membership Organizations</b>	42	8.3%	90	2.4%
<b>Professional Services</b>	7	1.4%	11	0.3%
<b>Government</b>	40	7.9%	265	7.1%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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